GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development (CRDA) Department - Andhra Pradesh Capital Regional Development Authority – Recommendations of Group of Ministers (GoM) regarding the allocation of land for various institutions in CRDA region – Accorded – Orders – Issued.

==========

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (CRDA) DEPARTMENT

G.O.MS.No.78 **Dated: 09-05-2025**

Read the following :-

1. G.O.Rt.No.1571, GA(Cabinet)Dept., Dt.12.09.2024.
2. Minutes of the 17th Group of Ministers (GoM) Meeting, dt:06.05.2025.

***

ORDER :-

In the reference G.O.1st read above, Government have constituted a Group of Ministers (GoM) to examine issues related to land allocation for various Institutions in the CRDA Region. Accordingly, the 17th Meeting of GoM was held on 06.05.2025. After reviewing previous land allotments and considering new proposals, the GoM submitted its recommendations to the Government in the reference 2nd read above.

2. After careful examination, the Government hereby approves the following recommendations made by the Group of Ministers concerning the review of land allocation to various institutions within the CRDA region.

I. Continuing / revising the Previous land allotment allotted between 2014-19:- Six organisations currently occupy 23.805 acres, as detailed below. The GoM recommends reducing these allocations to a total of 8.85 acres, thereby releasing Ac.14.955 Cents for future use.

Sl. No.	Organisation	Previous GO No.(s)	Previous Extent (Acres)	Revised Extent (Acres)	FSI	Location	Survey Nos	Price per acre (Cro res)	Type of holdings
1	Life Insurance Corporation (LIC)	GO 281 dt.21.07.2017; GO 369 dt.18.10.2017	0.75	0.40	5	Uddandaray unipalem	92, 95	4.00	Freehold
2	Comptroller & Auditor General of India (CAG)	GO 368 dt.18.10.2017	14.05	2.05	5	Rayapudi	357, 358	1.00	Leasehold for 60 years, nominal rental of Rs.1.00 per

									Sq. Mt. per annum.
3	Central Chinmaya Mission Trust (School)	GO 146 dt.08.05.2018; GO 6 dt.02.01.2019	3.00	3.00	5	Nelapadu	32, 33, 39	0.02	Lease Hold 35 Years with enhancement of 5% every Year
4	New India Assurance Company Ltd (NIACL)	GO 368 dt.18.10.2017	1.505	0.40	5	Velagapudi; Uddandarayunipalem	20; 92, 95	4.00	Freehold
5	Zoological Survey of India (ZSI)	GO 46 dt.05.02.2019	2.00	1.00	5	Rayapudi; Abbarajupalem	205; 61, 62	1.00	Leasehold for 60 years, nominal rental of Rs.1.00 per Sq. Mt. per annum.
6	Ramakrishna Mission	GO 233 dt.19.07.2018; GO 45 dt.05.02.2019	2.50	2.00	5	Nidamarru	246, 248, 249	0.1	Freehold

II. <u>Cancelling the Previous land allotment:-</u> Twenty-two (22) organizations currently hold a total of 99.61 Acres of land under earlier GOs; the Group of Ministers (GoM) recommends complete cancellation of these allocations, as detailed below:-

Sl. No.	**Organisation**	**Previous GO No.(s)**	**Total Allotted (Acres)**
1	AP Human Resources Development Institute (APHRDI)	GO 171 dt.04.07.2016	24.94
2	AP Police Dept – Intelligence Wing	GO 146 dt.08.05.2018	0.41
3	AP Economic Development Board (APEDB)	GO 146 dt.08.05.2018	2.00
4	AP State FiberNet Ltd (APSFL)	GO 419 dt.31.12.2018	0.50
5	AP Centre for Financial Systems & Services (APCFSS)	GO 419 dt.31.12.2018	4.00
6	International Institute of Natural Farming (IINF)	GO 67 dt.13.02.2019	5.00
7	AP State Civil Supplies Corp (APSCSC)	GO 281 dt.21.07.2017; GO 369 dt.18.10.2017	0.39
8	Indian Navy	GO 281 dt.21.07.2017; GO 369 dt.18.10.2017	15.00
9	Indian Meteorological Department (IMD)	GO 146 dt.08.05.2018	1.00

10	International Centre for Alternate Dispute Resolution (ICADR)	GO 419 dt.31.12.2018	1.00
11	Bureau of Indian Standards (BIS)	GO 281 dt.21.07.2017; GO 369 dt.18.10.2017	0.30
12	RailTel Corporation of India Ltd	GO 233 dt.19.07.2018	0.60
13	Inland Waterways Authority of India (IWAI)	GO 419 dt.31.12.2018; GO 67 dt.13.02.2019	0.57
14	Bharat Scouts & Guides	GO 419 dt.31.12.2018	7.50
15	HUDCO Regional Office & Convention Centre	GO 233 dt.19.07.2018	1.00
16	Young Men's Christian Association (YMCA)	GO 46 dt.05.02.2019	2.65
17	Craft Council of Andhra Pradesh (CCAP)	GO 46 dt.05.02.2019	1.00
18	Amaravati Convention Centre (Varun Hospitality Pvt Ltd - PPP)	Tender – DBFOT basis	5.00
19	Amaravati Marina (Kosta Marine - PPP)	Tender – DBFOT basis	8.25
20	Fortune Murali Resort Hotel (Kandhari Hotels Pvt Ltd - PPP)	Tender – DBFOT basis	3.50
21	Retail cum Entertainment Centre (RiverBay Group & Consortium)	Tender – DBFOT basis	7.00
22	Kendriya Vidyalaya1 (KV1)	GO 281, Dt: 21.07.2017 (& GO 369 Dt: 18.10.2017, GO 8 Dt: 02.01.2019)	8.00

III. **<u>New Proposals for land allotment in Amaravati:-</u>** Six new applicants have requested a total of 113.96 Acres of land. The Group of Ministers (GoM) supports full allotment of these requests, as detailed below :-

Sl. No	**Organisation**	**Proposed Extent (Acres)**	**FSI**	**Location**	**Survey Nos**	**Price per acre (In crores)**	**Type of Holdings**
1	Law University	55.00	5	Sakhamuru	110, 118, 119, 120, 121, 135, 136	0.5	Freehold
2	Quantum Valley	50.00	5	Uddandarayunipalem; Lingayapalem	59, 60; 53, 54, 55, 58,59,60,61, 63-68, 74, 75	Free of cost	Freehold
3	Basavatarakam Cancer Institute	6.00	5	Thulluru	278, 294, 295, 371, 384, 388	0.5	Freehold
4	IRCTC Hotel	1.00	1.5	Velagapudi	188, 189, 195	4.0	Leasehold for 60 years, nominal rental of Rs.1.00 per

							Sq. Mt. per annum.
5	Indian Red Cross Society (IRCS)	0.78	5	Abbarajupalem	27	0.5	Freehold
6	Coastal Bank	0.40	5	Uddandarayunipalem	92	4.0	Freehold

IV. <u>Revising the previous land allotment allotted in 16th GoM:-</u>

Three entities have requested a revision of the 7.00 Acres allotted under the 16th GoM. The Group of Ministers has recommended an increased allotment of 8.00 Acres, as detailed below :-

Sl. No.	Organisation	Previous Allotment GO No.(s)	Previous Extent (Acres)	Revised Extent (Acres)	FSI	Location	Survey Nos	Price per acre (In crores)	Type of Holdings
1	Reserve Bank of India (RBI)	GO 311 dt. 01.12.2016; GO 369 dt. 18.10.2017	2.00	3.00	5	Nelapadu	39, 40, 41	4.00	Freehold
2	NABARD	GO 281 dt. 21.07.2017; GO 369 dt. 18.10.2017; GO 9 dt. 02.01.2019	1.00	1.00	5	Uddandarayunipalem	92, 93	4.00	Freehold
3	GV Estates & Hotels Pvt. Ltd.	Resolution No. 359/2018 (18.12.2018 Authority Meeting)	4.00	4.00	5	Mandadam	195, 197, 198, 224 & 225	1.5	Freehold

V. <u>Confirmation of Land allotments made under the 16th GoM:-</u>

Three cases, covering a total of 103.00 Acres, are confirmed as follows:-

Sl. No	Organisation	Total Extent (Acres)	Price & Tenure	FSI	Location	Survey Nos	Price per acre (In crores)	Type of holdings
1	BITS	70.00	₹50 Lakh/acre (Freehold)	5	Mandadam; Venkatapalem	Mandadam – 203, 204, 211 to 224; Venkatapale	0.5	Freehold

						m – 87 to 91, 111		
2	Employees' State Insurance Corporation (ESIC)	25.00	₹4 Crore/acre (Leasehold, 60 years)	2	Nekkallu	21, 22, 41, 42, 166, 168, 169, 170, 172 & 176	0.5	Freehold
3	HUDCO Regional Office & Convention Centre (HUDCO PSU)	8.00	₹4 Crore/acre (Leasehold, 60 years)	5	Inavolu	136, 137, 138, 143, 147 & 148	4.00	Freehold

3. The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada is permitted to take necessary action in the matter in accordance with Amaravati Land Allotment Rules, 2017 and provisions of Amaravati Land Allotment Regulations,2017.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada

Copy to :

The G.A(Cabinet) Department, AP Secretariat.
The Finance Department.
The PS to Hon'ble Chief Minister of Andhra Pradesh.
The PS to Hon'ble Minister(MA&UD).
The PS to Chief Secretary to Government.
The PS to Prl.Secretary to Govt., MA&UD Department
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER